

HOLLIS CONSERVATION COMMISSION

Minutes of Public Meeting

November 18, 2020

Approved December 2, 2020

Regular Members: Tom Dufresne, Thomas Davies, Jonathan Bruneau, Mark Post, Paul Edmunds,
Alternate Members: Joe Connelly, Laura Bianco, Cheryl Quaine, Karen Bridgeo, James Plummer.
Staff: Connie Cain
Attendees: William Moseley, Planning Board Chair;
Ken Bohn, Bill Angevine, Jonathan & Cynthia Garruba, Oakwood Homeowners Association

Meeting was called to order at 7:00 pm.

BOARD & COMMITTEE UPDATES

PLANNING BOARD – William Moseley

W. Moseley attended to provide an update on the last several PB meetings:

- 1.) 82 Runnells Bridge Rd, MBLU 005-028-001 and others. The PB has asked the developer to remove the gas station proposal from the site plan, and are required to submit a new site plan showing a new configuration for the property.
J. Connelly asked why the gas station was requested to be removed from the Runnells Bridge Road plan; W. Moseley stated that the applicant had not complied with the PB requests.
- 2.) Howe Lane at the Nashua boundary, MBLU 032-045-003. A conceptual plan has been submitted by the owner, Ducal Development LLC, for a 14-lot subdivision; this would include 29 +/- acres of open space on the 55.5 acre parcel, with site walk held on November 14, 2020. When the plan goes from conceptual to design review, there will be additional studies requested by the PB, and there will also be at least 3 opportunities for public comment. J. Bruneau asked if the Howe Lane subdivision plan was a HOSPD or a mixture of traditional and HOSPD, as some of the proposed lots were more than an acre. W. Moseley explained that the one-acre requirement was the minimum lot size under a HOSPD.
- 3.) Silver Lake Road, MBLU's 041-025, 041-028, and 041-044. Raisanen Homes Elite LLC has submitted a proposal for 50 units for Housing for Older Persons. The property owner was asked to provide a plan that shows the road design without any waivers. The current proposal has a number of waiver requests, and the PB wanted to see one without any waivers.
- 4.) Broad Street, MBLU 020-022. This plan needs some language created prior to approval for a 4-lot subdivision.
- 5.) 120 Federal Hill Rd, MBLU 029-010. A 5-lot subdivision has been submitted for Conceptual Design Review.
- 6.) Love Lane & Proctor Hill Rd, MBLU 017-034-001. A 3-lot subdivision has been submitted for Conceptual Design Review.
- 7.) 2021 Zoning Ordinance changes are being reviewed. 3 of the proposed changes have been accepted by the PB; 4 are still undergoing review. Additional information can be found at the Town's website. Any proposed changes must be approved by the Town voters, by ballot, at Town Elections in March 2021. W. Moseley noted that all public hearings on the proposed Zoning Ordinance changes will be completed by the end of January 2021.

HCC Members thanked W. Moseley for his time, and for ensuring that the HCC is updated on PB cases.

PENNICHUCK POND ACCESS

Staff received an email from Gene Porter of the State Public Waters Access Advisory Board (PWAAB), requesting information on the status of any public access to Pennichuck Pond in the northeasterly part of Town. The HCC owns 2 parcels on Pennichuck Pond, MBLU 047-054-001 & 047-057-001, which include swampy areas near the pond shore. There is no public access to these properties off Meadow Drive. Pennichuck Pond is sited at the Merrimack-Nashua-Hollis boundary, and is one of the sources of drinking water for Nashua and Merrimack. Members of the Oakwood Homeowners Association (HOA) were in attendance at this evening's meeting: Ken Bohn of 48 Meadow Drive, Jonathan & Cynthia Garruba of 30 Meadow Drive, and Bill Angevine of 36 Meadow Drive.

C. Cain noted she had responded to Mr. Porter's email that, at the present time, there is no legal public access to the Pond over the HOA land on Meadow Drive, MBLU 047-057. The only public access is over Town-owned land off of Nevins and Farley Roads. Over the past 20 years, this has been an off and on again issue, and presently NH Fish & Game Department shows the HOA land as providing public access, which is incorrect.

Ken Bohn introduced himself and the other HOA members present. He stated that W. Angevine maintains the HOA land, and has done a great job. W. Angevine stated that over this past year with the COVID-19 limiting travel, more people are

61 staying closer to home, and they had seen a significant increase with the public attempting to use the HOA land for pond
62 access. Trash, debris, and other items, such as canoes, have been left on the property by the public. Over the summer, a
63 motorized jet ski was observed on the pond, which is against present law, as the use of motorized vehicles is prohibited
64 on waterbodies used as public drinking water supply. While that person removed the motor vehicle as soon as he was
65 informed, this has not been the case with most other interactions with the public. HOA members have been sworn at, had
66 their driveways blocked, and vehicles parked on the HOA land over the course of the year, much to the detriment of the
67 residents and to the HOA land.

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69 K. Bohn and W. Angevine explained that there are at least three different signs warning users that the land is private
70 property with no trespassing, no hunting, and no parking signage at different locations on the land. The signs are
71 repeatedly removed on this lot and other abutting vacant private land. K. Bohn noted that the Hollis Fire Department uses
72 the pond as a potential water source in the event of a fire, and if the access is blocked by persons using the property
73 illegally, this could become a safety issue. While the HOA would like to allow public access, liability and the public abuse
74 of the property prevents this from happening.

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76 C. Cain noted that the property has been shown on the NH Fish & Game maps and other State departments as public
77 access frequently, and since the spring, she has gotten more calls than she usually gets about the property. Some of these
78 callers stated that it is shown on the Fish & Game map, and she informed the callers that this information was incorrect.
79 She and K. Bohn have had many discussions about the public use over the years, and she reiterated that there is no public
80 easement or access documents recorded for the property.

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82 T. Dufresne will send NH Fish & Game a letter explaining where the Conservation Commission land is and that their maps
83 are in error. This has also happened with the boat launch at Rocky Pond, as the boat launch is for Hollis residents and
84 their guests only. A copy will go to the HOA members in attendance as well. HCC members thanked the HOA members for
85 their attendance and for providing explanations on the property.

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87 (K. Bohn, W. Angevine, and the Garruba's left the meeting at 7:30 pm.)
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89 **BOARD & COMMITTEE UPDATES *continued***

90 *TREASURER'S REPORT - Thomas Davies*

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93 Reported by the Finance Officer on November 16, 2020, as of October 31, 2020 the HCC had \$1,142,541.99 in their
94 account; with accounting for \$10,000 held in stewardship reserve, this leaves \$1,132,541.99 available as cash. While some
95 of these funds have been earmarked for specific projects, T. Davies recommended that plans should be created for any
96 potential excess funds. There are specific laws that govern the use of any HCC funds, and those must be adhered to.

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98 In the absence of Peter Band, no Selectboard update was available.
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100 **NEW/CONTINUING BUSINESS**

101 *WILLIAM COROSA LAND DONATION - Tom Dufresne*

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103 T. Dufresne stated that earlier in the year, Mr. Corosa had donated 15.5 acres of forest land to the HCC on the eastern
104 shore of Flint Pond. Due to a deed correction that had recently been made, the HCC is now able to assume ownership of
105 the property as Mr. Corosa intended. At T. Dufresne's request, T. Davies has drafted a thank you letter to Mr. Corosa which
106 will be going in the mail tomorrow.

107 *FLINT POND IMPROVEMENT ASSOCIATION - Tom Dufresne*

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109 T. Dufresne was recently informed that the Flint Pond Improvement Association (FPIA) had sent a request to the
110 Selectboard requesting additional funds for milfoil remediation. At this time, it is unclear the amount requested or any
111 further details, but at the April 7, 2010, the HCC had voted the following:

112 *"P. Baker made the motion that there be no further allocation of funds, and that the remainder of the funds left in the reserve*
113 *account be returned to the HCC General Fund by December 31, 2011; seconded by T. Dufresne. All members in favor of*
114 *returning any and all funds left after the requested amount of \$9000 - \$10,000 was disbursed to the HCC General Fund, none*
115 *opposed. Motion carried; staff will obtain the actual request amount and inform members."*

116 It is believed that the Selectboard took a similar vote around the same time. T. Dufresne stated that it may be possible to
117 rescind the vote taken, but until specifics are available, he does not recommend doing so.

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119 (W. Moseley left the meeting at 7:44 pm.)
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NON-PUBLIC SESSION

T. Dufresne motioned to enter into Non-Public session to discuss potential land acquisition under RSA 91-A:3, II (d); seconded by P. Edmunds. T. Dufresne polled the members, all those present voted to enter into Non-Public session by a vote of 10-0-0. The HCC entered into Non-Public Session at approximately 7:45 pm.

RETURN TO PUBLIC SESSION

T. Davies motioned to conclude the Non-Public session and to keep the minutes sealed until voted by the HCC to release, seconded by T. Dufresne. T. Dufresne polled the members, all members voted to conclude the Non-Public session and keep the minutes sealed by a vote of 10-0-0. The HCC concluded Non-Public Session at 8:33 pm.

MOTION TO EXPEND FUNDS

Based on the discussion held during Non-Public session, T. Davies motioned to approve funds of up to \$600.00 for drone photographs and video of the parcel discussed; seconded by T. Dufresne. All members in favor, none opposed or abstained, and the motion to expend the funds, as given, was approved by a vote of 10-0-0.

MINUTES

T. Dufresne made the motion to accept the public minutes of the October 21, 2020 meeting as written; seconded by J. Connelly. All members voted in favor, none opposed or abstained, and the minutes were approved by a vote of 10-0-0.

T. Dufresne made the motion to accept the non-public minutes of the October 21, 2020 meeting as written and to keep them sealed until voted to release; seconded by P. Edmunds. All members voted in favor, none opposed or abstained, and the minutes were approved and kept sealed by a vote of 10-0-0.

ADJOURNMENT

M. Post motioned to adjourn the meeting, seconded by P. Edmunds. All members in favor, none opposed, and the motion carried by a vote of 10-0-0. The meeting adjourned at 8:36 pm.

Respectfully submitted,
Connie Cain
Staff